



## 51 Kampong Road, YAKAMIA, WA 6330

### Space and Quality to the Max

Beautifully built and impeccably presented, this outstanding home combines timeless craftsmanship with a thoughtfully designed layout that delivers the space, comfort and practicality every family is looking for. From the immaculate street appeal to the expansive interiors, every detail has been carefully considered.

Designed for effortless family living, the generous 255sqm floorplan offers multiple living zones, including a stunning open-plan living area with soaring vaulted ceilings that create an incredible sense of space. A large, well-appointed kitchen sits at the heart of the home, while spacious bedrooms, quality bathrooms and a luxurious spa ensuite ensure comfort for everyone.

Outside, the lifestyle continues with a superb entertaining area complete with a built-in outdoor kitchen, secure backyard for children and pets, established easy-care gardens, and the added bonus of a substantial shed for storage, hobbies, or weekend projects.

Positioned in a highly convenient location close to the sporting precinct, town centre and within easy reach of the beach, this is a home that delivers on every level.

**TYPE:** For Sale

**INTERNET ID:** 300P193324

#### SALE DETAILS

**Offers above \$880,000**

#### CONTACT DETAILS

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Blair Scott**  
0459 024 026

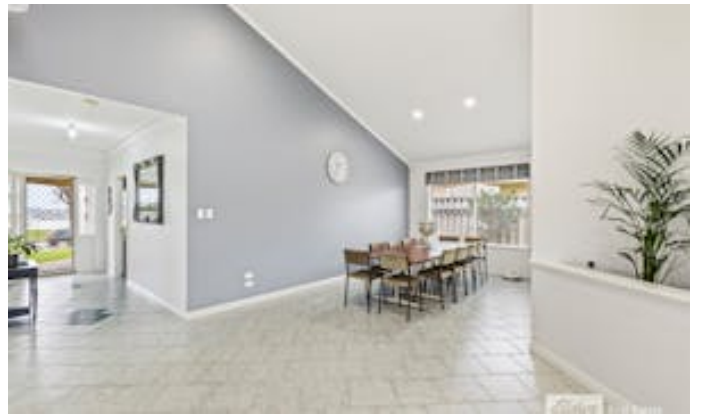
- Built to exceptional standard with extra investment expense everywhere you look â## extra big, vaulted and high ceilings, detailed cornicework, floor to ceiling tiles
- Fastidiously maintained and presented in immaculate condition
- Family-friendly floorplan with big bedrooms and excellent living spaces, boasting a huge 255sqm of internal living
- Beautiful from the street with neat-as-a-pin gardens, and imposing and impressive facade
- Huge kitchen with extensive bench and storage space, dishwasher, five burner gas cooktop, electric wall oven
- Kitchen open-plan with large lounge and separate dining with double height ceiling â## an incredible space to enjoy with family
- Separate formal lounge at front of home with views to town
- King-plus size master bedroom with bay window and huge deluxe ensuite with spa bath
- Family wing, three large bedrooms (two with robes), great family bathroom
- Extra spacious covered outdoor ent. brilliant for family get-togethers and parties, with built in BBQ area
- Secure back yard for kids and pets, super neat
- Large double garage with drive-through access to powered shed at rear, approx. 8m by 4m with roller door and clean room
- Quiet spot opposite school playing fields, with nice outlook to town
- Excellent central location close to town, shops, and sporting precinct

This property is an absolute standout in the area and offers an outstanding lifestyle to families, professionals, and retirees. For your private inspection or more information please contact Blair Scott on 0459 024 026.

Other features: Close to Schools

- Land Area 704.00 square metres
- Building Area: 255.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









**Elders** Real Estate

**FLOOR PLAN**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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